



**BOARD OF ADJUSTMENT
WEDNESDAY, February 24, 2016
City Hall
Mayor and Council Chambers
225 W. Alameda**

LEGAL ACTION REPORT

Call to Order: 1:30 p.m.

C10-15-11 GARCIA GARAGE ADDITION / ALEJANDRO GARCIA / 1975 SOUTH WESTOVER AVENUE, MH-1

The applicant's property is an approximately 41,274 square foot lot zoned MH-1 "Mobile Home". The property is developed with a single-family residence and detached accessory structures. The applicant is seeking the necessary zoning approval to allow a garage attached to an accessory structure, to remain, as constructed. The Tucson Unified Development Code (UDC) sections applicable to this project include, but are not limited to, Section 4.7.10 and Table 4.8-2 which provides the criteria for residential development in the MH-1 zone, and Section 6.6.3 which provides the development standards applicable to all accessory structures in a residential zone. The applicant is requesting the following variance: **1)** Allow the combined total gross floor area of all accessory structures (200 square feet or larger) to exceed 50% of the combined total gross floor area of the principal structure, all as shown on the submitted plans.

DECISION: VARIANCE GRANTED

C10-16-01 WILT NEW SINGLE-FAMILY RESIDENCE / JONATHAN WILT / 800 EAST HELEN STREET, NR-1

The applicant's property is an approximately 7,440 square foot lot zoned NR-1 "Residential". The property, developed with a duplex and detached studio, is located at the southeast corner of Euclid Avenue, an arterial street identified on the Major Streets and Routes Plan map, and Helen Street. The applicant proposes to demolish the detached studio and construct a new single-family residence. The Tucson Unified Development Code (UDC) sections applicable to this project include, but are not limited to, Section 4.7.8 and Table 4.8-2 which provides the criteria for residential development in the R-1 zone, Table 6.3-2.A which provides the dimensional standards applicable to all principal and accessory structures, and Section 6.4.5 which provides the street perimeter yard setbacks applicable to the development. The applicant is requesting the following variances: **1)** To delete the required setback from the future right-of-way along Euclid Avenue; and **2)** To allow a reduced street perimeter yard setback from (21') to

(10') as measured to the back of existing curb location along Euclid Avenue, all as shown on the submitted plans.

DECISION: VARIANCES 1 AND 2 GRANTED

C10-16-02 PRENTISS & PAPALEO SLEEPING QUARTERS / DALE PRENTISS & NOVEMBER PAPALEO / 4537 EAST SAN CARLOS PLACE SOUTH, R-1

The applicant's property is an approximately 42,000 square foot lot zoned R-1 "Residential". The property is developed with a single-family residence and accessory structure (garage). The applicant proposes to convert the accessory structure (garage) into sleeping quarters. The Tucson Unified Development Code (UDC) sections applicable to this project include, but are not limited to, Section 4.7.8 and Table 4.8-2 which provides the criteria for residential development in the R-1 zone, Table 6.3-2.A which provides the dimensional standards applicable to all principal and accessory structures, and Section 4.9.7.B.7 which provides the criteria for required parking in the R-1 zone. The applicant is requesting the following variance: **1)** Allow the five (5) required parking spaces, based on a total of seven (7) bedrooms for the site, to be located in the front yard, all as shown on the submitted plans.

DECISION: VARIANCE GRANTED

Meeting Adjourned at 1:58 p.m.